



MEMORANDUM

TO: Parks Board

FROM: Jesus M. Olivares, Director
Parks and Recreation Department

DATE: July 17, 1997

SUBJECT: Proposed Swede Hill Park Dedication

Baylor
Attached you will find a letter from Mike Clark-Madison, Swede Hill Neighborhood Association, regarding 0.78 acres of City of Austin property at the southwest corner of 14th and Waller Streets. The Swede Hill residents have used this property as a park since 1978. In 1995, the residents sought protection of the property from development and requested it be left as a neighborhood park. The Parks Board passed a resolution supporting the use of the property as a park in 1995. Council elected not to dedicate it as parkland, but the City of Austin, under a 1978 agreement, allowed the residents to use this surplus inventory as a neighborhood park.

Between 1978 and 1995, the Parks and Recreation Department mowed the property and was reimbursed these expenses by the Property Management Division of Public Works. After the 1995 attempts by the residents to either secure the land or obtain parkland dedication status, an agreement was reached that the residents would be allowed to use the property as parkland and they would in turn provide the maintenance.

Council Member Darryl Slusher has requested the Parks Board hear this item and make a recommendation regarding dedicating the city-owned property at 14th and Waller as parkland.

The Parks and Recreation Department recommends that, if the land is dedicated as parkland, a formal, written agreement be entered into for regular maintenance of the property to be performed by the neighborhood association until such time as the park is developed or money is budgeted for routine maintenance.

If you need additional information, please let me know.

Kendall Moss for
Jesus M. Olivares, Director
Parks and Recreation Department

R E S O L U T I O N

WHEREAS, the City of Austin has engaged the ROMA Design Group ("Consultants") to prepare a redevelopment/reuse master plan for Robert Mueller Municipal Airport (RMMA) located in central Austin; and,

WHEREAS, the Austin City Council desires to facilitate City Council and citizen involvement in the redevelopment/reuse planning process; and,

WHEREAS, the City Council recognizes the benefits in building upon recommendations and goals previously outlined by the RMMA Redevelopment Task Force; and

WHEREAS, the City Council has received and approved the recommendations contained in the final report of the Robert Mueller Municipal Airport Redevelopment Process and Goals Task Force and wishes to build on these recommendations; and

WHEREAS, the City Council recognizes that redevelopment and reuse of RMMA must strive to meet the goals of:

1. enhancing and maximizing the City's property tax base and other long term revenues to the General Fund,
2. creating a multipurpose integrated living and working environment,
3. including East Austin's various populations and integrating redevelopment and reuse with perimeter neighborhoods,
4. offering both entry level and high end employment and housing,
5. contributing to the city's overall conservation and environmental protection ethic, and
6. contributing to transportation solutions and accommodating the State of Texas' use of the area; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council of the City of Austin hereby establishes the Robert Mueller Municipal Airport (RMMA) Advisory Group to work with the City Council RMMA Redevelopment/Reuse Subcommittee, City Staff, and the Consultants in the preparation of a master plan for the redevelopment/reuse of RMMA in the context of the approved Scope of Work and community participation process with the following charges, stipulations, and limitations :

1. The Advisory Group shall commence its work within thirty (30) days of the date of first appointment of Advisory Group members by the City Council, and complete its work forty-five (45) days after the completion of the master plan whereupon it shall be dissolved.
2. The purpose of the Advisory Group will be to review the approved work elements prepared by the Consultants related to the preparation of the redevelopment/reuse master plan, to solicit additional community comment and input the development of the master plan, and to provide comments concerning the process to the City Council Redevelopment/Reuse Subcommittee, City Staff, and the ROMA consultants.
3. The Advisory Group shall meet monthly with the City Staff and Consultants during the planning process to receive information, review work elements completed by the Consultants, and provide other appropriate input into the development of the RMMA master plan.
4. The Advisory Group shall be authorized to request assistance from the City Manager, including support from the Planning, Environmental, Conservation Services Department, as well as from private sources.
5. The Advisory Group shall consist of ten (10) voting members, to be appointed by the Austin City Council. Advisory Group membership shall include:
 - two (2) members from Austin business and industry;
 - one (1) member with investment and real estate experience;
 - three (3) members from neighborhood leadership;
 - one (1) member of the Planning Commission;
 - **one (1) member of the Parks Board;**
 - one (1) representative of the State of Texas; and
 - one (1) member with urban design experience.

6. At the end of the redevelopment/reuse planning process, the Advisory Group shall forward a recommendation to the City Council Subcommittee regarding the RMMA master plan.

ADOPTED: June 26, 1997

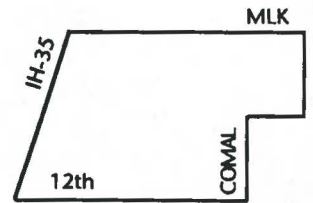
ATTEST: James E. Aldridge
James E. Aldridge
City Clerk

CAB:RS/fjk
0626mma.res



Swede Hill

Neighborhood Association



Mike Clark-Madison, President • 907 East 15th Street, Austin, Texas 78702 • 512 478 0682 • FAX 512 478 5960

July 9, 1997

TO: Kim Mitchell, Austin Parks and Recreation Department
Austin City Council Offices

FROM: Mike Clark-Madison, President, SHNA

REGARDING: Swede Hill Community Park

The attached information on the Swede Hill Community Park proposal contains

- The Swede Hill Neighborhood Association's resolution asking for parkland dedication, passed by the SHNA Council July 14, 1997; and
- A narrative of the history, current situation, and intended future directions for the project; and
- Supporting materials, including:

A map of the area showing the location of the property.

Citizens Planning Committee Recommendation X regarding "pocket parks".

Copies of correspondence surrounding the 1978 agreement authorizing the use of the property for park purposes, the installation of lighting in 1979, and subsequent confirmation of the agreement in 1982

The 1995 resolution from the Parks Board supporting its continued use as a park, with supporting correspondence from then-SHNA President Mike Tolleson.

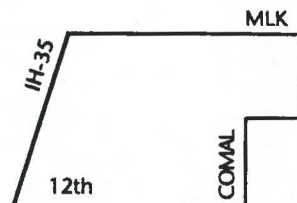
The SHNA 's initial plan/design for future improvement of the property.

Additional materials, including letters of support from the community, may be arriving at your offices under separate cover. Please let me know if I can answer any questions or offer assistance. Thanks in advance for your consideration.



Swede Hill

Neighborhood Association



Mike Clark-Madison, President • 907 East 15th Street, Austin, Texas 78702 • 512 478 0682 • FAX 512 478 5960

Resolution passed by the Swede Hill Neighborhood Council, July 14, 1997:

WHEREAS, the Swede Hill Neighborhood Association and the City of Austin have maintained an agreement since 1978 allowing the use of the city-owned property at 14th and Waller Streets as a community park; and

WHEREAS, the property's lack of official status as parkland has in recent years led to confusion, frustration and conflict among neighbors, developers, and city staff and members of the City Council; and

WHEREAS, the dedication of the 14th Street property as parkland is consistent with the recommendations of the Citizens' Planning Committee and the Parks and Recreation Board, with the city's Sustainable Communities and Social Fabric Initiatives, and with public and private efforts toward revitalizing Downtown, East Austin and the central city in general; and

WHEREAS, the SHNA has already developed initial plans for the property's maintenance and improvement, and has begun discussions with the Austin Parks and Recreation Department on strategies for collaborating and sharing resources to achieve these goals;

THEREFORE, BE IT RESOLVED THAT the Swede Hill Neighborhood Association requests that the property at 14th and Waller Streets be dedicated as parkland by the Austin City Council at its meeting of July 24, 1997, with this request being considered for recommendation by the Parks and Recreation Board at its meeting of July 22, and that the SHNA will continue discussions with staff of the Austin Parks and Recreation Department leading to a parkland improvement agreement for the Swede Hill Community Park.

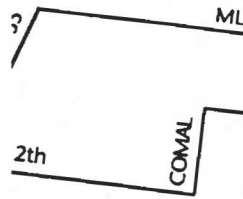
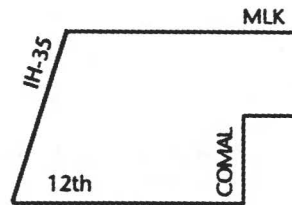
Mike Clark-Madison 7-14-97

Mike Clark-Madison, President

Swede Hill

Neighborhood Association

n, President • 907 East 15th Street, Austin, Texas 78702 • 512 478 0682 • FAX 512 478 5960



AX 512 478 5960

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Clark Madison 7-14-97
Clark Madison, President

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- With the quickening pace of central-city infill and East Austin revitalization, the density of Swede Hill and surrounding neighborhoods is growing rapidly. This more intense development pattern means that current park facilities in Central East Austin may before long be inadequate to meet the needs of the community. A dedicated Swede Hill Community Park will help avert this.
- As was demonstrated in 1995, there seems to be no good halfway point between vacant land and parkland. Once citizens and city staff began, in 1978, to use and view this property as a park, it effectively became one, and there seems to be no way to reverse that status (as Mitchell and Baylor found out) without provoking widespread opposition and continued debate over City park policy. The longer the status quo — park use without parkland dedication — is maintained, the harder it will be to change, and since the neighborhood and the city are both comfortable with the current use, the dedication seems a logical next step.
- Finally, if it's going to be a park, it should be a good one. While SHNA stands ready to help maintain and improve the property, we cannot hope to do as good a job with a private park as we could with the partnership of PARD. This requires a parkland dedication.

Councilmember Daryl Slusher will post dedication of the property on the City Council agenda for July 24, 1997, with expected Parks Board action on July 22. Prior to those dates, I would be glad to meet with Parks Board and Council members to answer questions about the Swede Hill Community Park.

HISTORY

Swede Hill (also known as Swedish Hill) was first developed in the 1880s by business owners, tradespeople, and laborers working downtown. Since that time, Swede Hill has remained an affordable central-city residential neighborhood, maintained its historic integrity (with the relevant city, state and national designations), and continued to be one of the most culturally and demographically diverse neighborhoods in Austin.

However, like most inner-city neighborhoods, Swede Hill was greatly diminished over the decades of urban renewal, as scores of homes were demolished to make way for projects like IH-35, the expanded Brackenridge Hospital, and the Frank Erwin Center. During this same era, in 1964, the City of Austin acquired and cleared four residential lots, totaling .78 acres, along Waller Street, at the southwest corner of 14th Street, for construction of an onramp for the proposed Crosstown Expressway. (A map showing the location of the property is attached.) Since that project was abandoned, only two attempts to develop or dispose of the land received serious consideration — the 1984 “Brackenridge 2000” expansion, which fell victim to financial considerations and community opposition, and the Baylor/Mitchell proposal in 1995.

In 1978, the Swedish Hill Neighborhood Organization, predecessor to today's SHNA, secured an agreement with City Manager Dan Davidson allowing for the use of the property as a park by Swede Hill residents. It was specifically noted in this agreement that the property would not be dedicated as parkland, since given PARD policy at the time its small size and proximity to other East Austin parks made it undesirable. Otherwise, the proposal had support of the relevant city staff (Property Management/Public Works, PARD and Legal Services), with the caveat from then-interim PARD director Mike Segrest that allowing the property's recreational use would lead future residents to believe it was an official park, and “in the event the City determined a use for the property, other than recreational, this would probably meet with opposition.” (Copies of correspondence leading to the 1978 agreement are attached.)

This is, of course, exactly what happened in 1995. Much misinformation about this agreement was generated by supporters of Baylor and Mitchell at that point. Chief among the myths is the notion that Swede Hill had failed to meet responsibilities set down in the agreement, of which, in truth, there are none. Maintenance of the property as prescribed by health and safety consideration has continued to be performed by the city; additional mowing, cleanup and the like has been performed by the neighborhood. Amenities and improvements have likewise been installed, or removed, by both the city and the neighborhood.

As far as we know, Real Estate Services has no plans to use or sell the property, and has entertained none aside from the Baylor/Mitchell proposal. Several offers made prior to 1995 were refused due to their conflicts with the 1978 agreement. Offers since 1995 have likewise apparently not been considered. In 1995, the Parks Board approved a resolution supporting the property's continued use as a park. (A copy is attached.)

CURRENT SITUATION

The status quo on 14th and Waller has become entrenched enough for the city's own zoning maps to identify the parcel as "park." After 34 years of ownership and 19 years of use as parkland, the city has yet to find an viable alternate use, if indeed it wants to.

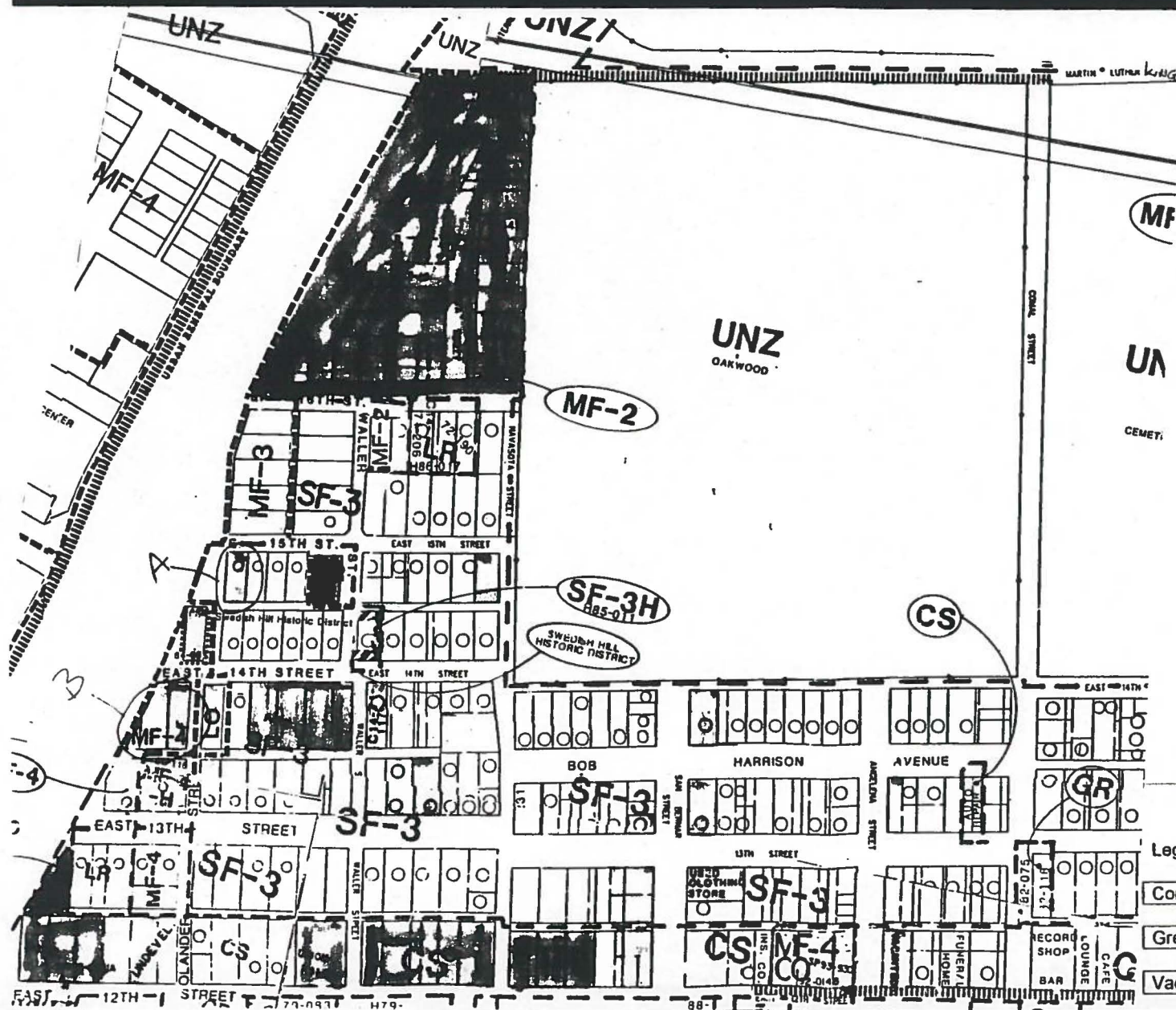
Since 1995, SHNA has sought to safeguard the 14th/Waller property as the Swede Hill Community Park. We realize, however, that the exceedingly tight PARD budget has led to hesitation about adding new park facilities, even ones as small in size and scale as this one. As stated in the summary, we hope to create a partnership that combines PARD and SHNA resources, effort and expertise to make this a successful park project.

The SHNA has created a draft plan for landscaping and improving the Swede Hill Community Park, relying on xeriscaping and native plants. (A copy of this plan is attached.) Several nurseries who we have consulted on this project have offered donations of plant material. In addition to the volunteer effort of neighborhood residents, we have commitments to assist park development from the contractors building the Doubletree Club Hotel at the north end of our neighborhood and from local coordinators with AmeriCorps. Once we have negotiated a final plan for improvements with PARD and identified their cost and PARD's ability to fund them, we would be happy to seek other resources from the community for implementation.

FUTURE STRATEGY

As discussed in my meeting with PARD staff on July 3, we envision executing a parkland improvement agreement with the department that covers both maintenance and development of the park. The initial cost estimate for annual regular maintenance of the park is around \$2500, and I assume that compensation (whether from other city funds or SHNA or other private resources) for this amount, or an agreement under which SHNA will actually perform this maintenance (if that is feasible), will be a condition of approval by the Parks Board. As for improvements, we again realize that PARD funds for this purpose will likely not be readily available. Since our near-term vision for the property is fairly limited in scale and scope, with no need for an urgent timeline, we feel SHNA can undertake immediate improvements, according to PARD specification and with its approval (of course), with the association's own and other outside resources, with PARD participating in larger-scale improvements in the future as its funding permits.

On behalf of the Swede Hill Neighborhood Association, I look forward to working with the City of Austin to make the Swede Hill Community Park a reality and a success.

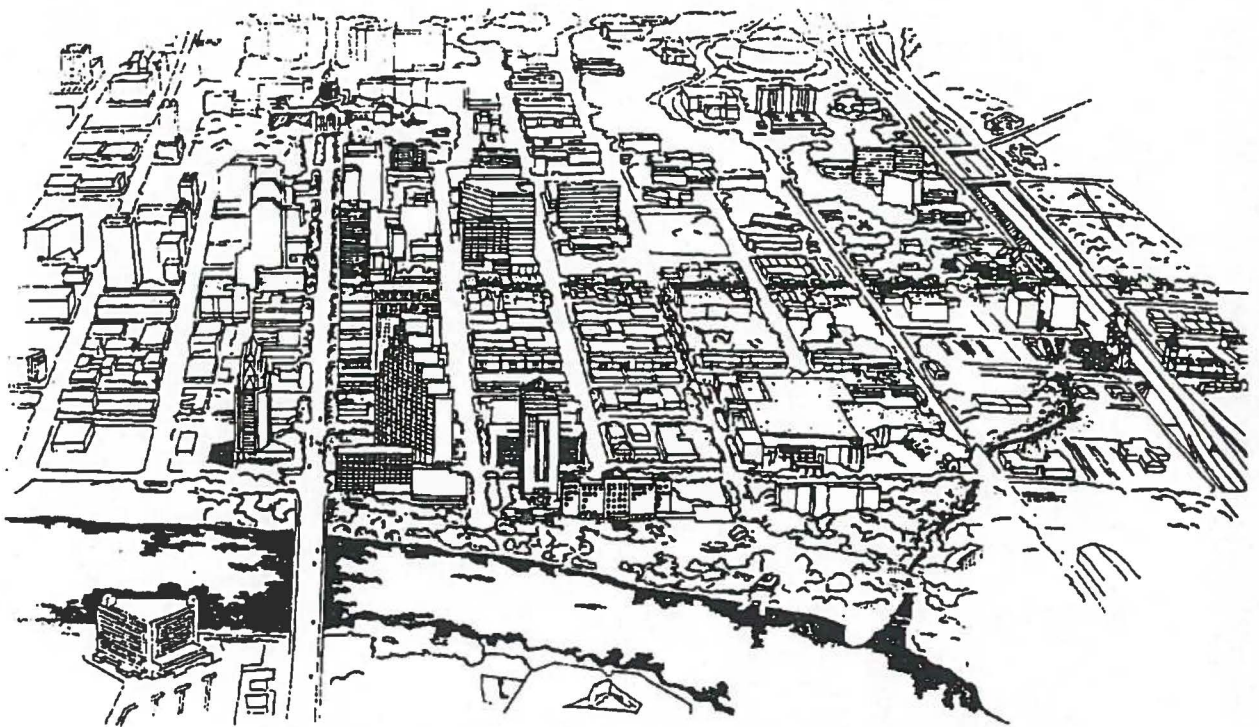


7-13-97

Property 'A' has since been developed, property 'B' is slated for a 12-unit MF complex

Citizens' Planning Committee

Report



Prepared for the Austin City Council

January 19, 1995

New development processes should create minimal environmental impacts and provide an interface between the residents and nature.

Recommendation X

- A. Sustainable building guidelines should be encouraged to reduce impacts on natural resources. This includes items such as recycling and reuse, energy conservation and alternative energy resources.**
 - 1. Develop incentives for sustainable projects.**
 - 2. Continue and expand the Green Builder Program at the City of Austin.**
 - 3. Start creating legal and institutional framework that encourages alternative energy generation systems and waste management options such as composting toilets, and individual energy generating plants.**
- B. Parkland maintenance generally has suffered. Furthermore, the existing policies and lack of funding prevents the development of neighborhood pocket parks. Neighborhood pocket parks should be encouraged. The City should increase funding for parkland maintenance, including the possible use of a parkland maintenance fee.**
- C. Provide a special Land Development Code review for park projects and construction. Regulations such as those pertaining to flood plains, landscaping, pest management plans and the like, should be revised to fit the practical context of parkland development. Waiver of inapplicable issues should be administrative.**
- D. The preservation of green spaces, significant environmental features and water quality, as policies, will provide a high quality development for residents.**
- E. Encourage clustered development surrounded by the natural environment. Encourage revegetation of areas using xeriscape principles with a primary use of local, native vegetation.**

MEMORANDUM

TO: Mr. Dan H. Davidson, City Manager

SUBJECT: Request of Mr. Peter J. Fears for Use of City-owned Property at East 14th and Waller Streets (City Property No. P-73)

As was previously mentioned, this property, which consists of four lots containing 37,875 square feet (0.87 ac.) was originally purchased by the City in 1964 for the then proposed Crosstown Expressway. Although it will apparently not be needed for street or expressway purposes, we have not been anxious to declare it surplus and offer it for sale because of its proximity to Interstate 35 and to the Brackenridge Hospital complex, even though no specific future use for the property has been identified at this time. The City also owns two other single lots nearby.

Use of this property for municipal purposes would more than likely require advance planning and funding through the C.I.P. process which would involve lead time of at least a year or perhaps several years, but I would hesitate to give Mr. Fears assurance of a firm three or five-year period. One possibility would be to assure Mr. Fears that the City would not offer the property for sale for, say, five years as long as it was being utilized as intended, but that the City could give a six-month notice of termination of the agreement if the property is needed for a public use.

If the City Council wishes to grant use of this property to the neighborhood as requested, I believe there should be a written agreement and it needs to be made with a specific individual or group to establish responsibility in cases of necessary communication by either the City or the grantees. The agreement should also contain usual lease or license provisions on notice of violations, termination for cause, signs, etc.

The Parks and Recreation Department should approve any proposed recreational improvements or equipment on the property and make sure they are designed, installed, inspected and maintained in accordance with usual City standards to avoid a liability problem for the City per the letter to Mr. Fears from Roy Rutland III, Assistant City Attorney. Also the wording of the negative park declaration suggested by Mr. Rutland should be spelled out in the agreement.

Since Mr. Fears also requested some other items such as water service, a street light and grounds maintenance which have not previously been discussed, it would be my suggestion that we work with him to prepare a written agreement spelling out all of these details. Both the City and the neighborhood then would have a much more clear understanding of the entire agreement.

Joseph Morahan, SR/WA
Director of Property Management

PROPERTY MANAGEMENT DEPARTMENT

July 28, 1978

JM:djw

August 3, 1978

MEMORANDUM TO: Dan H. Davidson, City Manager

FROM: D. Michael Segrest, Acting Director
Parks and Recreation Department

SUBJECT: Requested Use of City-Owned Property at 14th and
Waller Streets for Recreational Purposes

The Parks and Recreation Department has evaluated Mr. Peter Fears' request to develop the City-owned property at 14th and Waller Streets as a recreational area. The following information is provided in regard to that request.

The Property Management Department has indicated that if the City Council wishes to grant use of this property to the neighborhood as requested, there should be a written agreement containing usual lease or license provisions on notice of violation, termination for cause, signs, and other points that may need consideration. This property was originally purchased for the proposed crosstown expressway but will apparently not be needed for that purpose. Due to its proximity to Interstate 35 and to the Brackenridge Hospital complex, the property could be used for some future municipal purpose, although no specific use has been identified at this time.

Advanced planning and funding through the Capital Improvements Program process would be needed if this property were to be used for municipal purposes. Lead time of perhaps several years would be needed to accomplish this, however, giving Mr. Fears assurance of a three or five year period would not be advisable. Some assurance could be given to Mr. Fears by agreeing that the property would not be offered for sale for some designated time period as long as it was being utilized as intended, providing however, that the City could give notice of termination of the agreement if the property were needed for a public use.

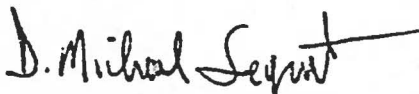
The Law Department has indicated that in Article II, Section 4 of the City Charter, if any action by the City should be construed as amounting to a dedication for park purposes of the surplus property involved, then the City's options for future use of the property would be greatly restricted. It would be advisable that any official City action granting use of the property be accompanied by a City Council resolution negating any intent to dedicate the surplus land in question to the public for park or recreational use.

Mr. Fears has requested that the City continue to mow the property as a vacant lot. At this time, the Health Department has this responsibility and their criteria for mowing is on a complaint basis only and then only when the growth reaches 18 inches in height. The property has been mowed twice in the last 10 months at a cost of approximately \$70 per mowing. This schedule of mowing would not provide a level of maintenance comparable

to the level at which parks are maintained in the city, therefore, additional or supplemental mowing would be needed. To maintain the property as a city park, should it ever be so designated, would cost approximately \$3,000 per year at today's costs. This cost includes mowing, trimming, watering, regular cleaning of the area and maintenance of limited recreational facilities.

Other items requested by Mr. Fears include; water service which would cost approximately \$300; an additional street light at approximately \$350 or a night watchman light at approximately \$36 per year; and topsoil delivered to the site at approximately \$2.78 per cubic yard, to be paid for by Mr. Fears and other residents.

The interim use of this property as a recreational area does not present any significant problems to the parks system. However, the area would not be a desirable permanent addition due to its size (.87 acre) and because it duplicates existing park services. Also, it should be considered that if the use of this area becomes recreational, the area will become a "park" on City-owned land in the eyes of citizenry. Future citizens of the area would not have had the opportunity of knowing requirements that the City may establish. In the event the City determined a use for the property, other than recreational, this would probably meet with opposition. Because of this potential long term ramification of a decision to allow interim use of this property by Mr. Fears, I do not recommend that the City grant Mr. Fears' request.



D. Michael Segrest, Acting Director
PARKS AND RECREATION DEPARTMENT

DMS:DW:ln

RECEIVED

AUG 17 1978

PROPERTY MANAGEMENT

1000 E. 15th Street

Austin, Texas 78702

August 15, 1978

Mr. Joseph Morahan
Director of Property Management
City of Austin

Dear Sir:

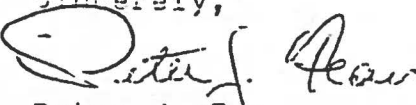
The residents of the Swede Hill neighborhood would like to use the city property on the southwest corner of East Fourteenth and Waller Streets as a green belt and recreation area.

With respect to our conversation with the city manager, we understand that such use is an interim use until such time as the city chooses to use the land for another purpose. We understand that the city shall be held harmless for the later displacement of any improvements made to the property during this interim.

The city manager indicated that additional street lighting would be considered, if necessary. He also indicated it might be possible to purchase fill dirt at city rates. Mr. Davidson indicated the city's intent to continue to maintain the property in accordance with city health codes. We understand that any additional maintenance must be provided by the neighborhood.

With these guidelines, we trust you will grant us permission to beautify our neighborhood and to put this land to a higher and better use than its present state. We anxiously await your reply.
Thank you.

Sincerely,


Peter J. Fears

August 30, 1978

81119

MEMORANDUM TO: Joseph Morahan, Director,
Property Management Department

PROPERTY MANAGEMENT

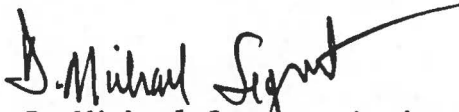
FROM: D. Michael Segrest, Acting Director
Parks and Recreation Department

SUBJECT: Swede Hill Neighborhood - City Property No. P-73

Regarding the use of City-owned property at 14th and Waller Streets for recreational purposes by the residents of the Swede Hill Neighborhood, the Parks and Recreation Department staff would agree with requiring Parks and Recreation Department approval on improvements to the property providing it does not complicate the legal question of the property being regarded as a City park. Also, there should be a negative declaration of the property becoming a park, in any agreement with the group.

The City-owned lots you mentioned will be cleaned by the Parks and Recreation Department and be completed by the first of next week. The charges for this work will be charged to your department, account 00711080-276, Work Order No. 1. Any additional maintenance would need to be performed by the residents except for what minimal mowing might be provided in conformance with Health Department requirements.

If additional information is desired, please advise.



D. Michael Segrest, Acting Director
PARKS AND RECREATION DEPARTMENT

DMS:ln

MEMORANDUM

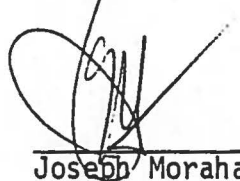
TO: Mr. Dan H. Davidson, City Manager

SUBJECT: Swede Hill Neighborhood - Use of Property

I have received the attached letter of August 15, 1978, from Mr. Peter J. Fears and have discussed it and other aspects of the matter with Mike Segrest.

I am ready to reply to Mr. Fears, granting the request as outlined in his letter, with two qualifications. One is that the neighborhood must obtain written approval of the Director of PARD for any proposed improvements to the property to insure that such improvements conform to standards of the City of Austin. The other is a statement that the granting of this permission is not in any way to be construed as a designation or dedication of the property for park purposes.

I have made arrangements to have the property cleaned by next week. I was not, however, in on your discussions with Mr. Fears and I don't know what was said about the street light or the fill dirt mentioned in his third paragraph. If you will give me some instructions on these items, I will address them in my reply to Mr. Fears.


Joseph Morahan, SR/WA
Director of Property Management

PROPERTY MANAGEMENT DEPARTMENT

August 31, 1978

JM:djw
Attachment

*2 conditions are OK.
As far as the street light
is concerned, pls. ask the
electric dept. to conduct a
survey to see if one is
justified. If so, let's do
it & make a report of
Gruman report a la
on dirt which we can
to Mr. Fears. We then
light not part of the
to part of the
contract is*

RECEIVED
CITY MANAGER'S OFFICE

xc: f

September 14, 1978

Mr. Peter J. Fears
1000 East 15th Street
Austin, Texas 78702

Dear Mr. Fears:

The purpose of this letter is to grant permission for the utilization of the City-owned property at East 14th and Waller Streets as requested in your letter of August 15, 1978, with two conditions.

The neighborhood must obtain prior written approval of the Director of Parks and Recreation for any proposed improvements to be placed or constructed on the property to insure that such improvements conform to standards of the City of Austin.

The neighborhood accepts the use of this property with the understanding that the granting of such permission will not in any way be construed as a designation or dedication of the property for park purposes.

I have made arrangements with the Parks and Recreation Department to mow and clean the property. If this has not already been done, it will be done in the very near future. I also asked that the other nearby City-owned lots be cleaned.

We are requesting that the Electric Department conduct a street light study at this corner. If a light is justified by normal criteria, one will be installed. Mr. Davidson has asked that this study be considered a high priority.

I have discussed the matter of fill dirt with Mike Segrest, Acting Director of Parks and Recreation. He will be glad to discuss it with you at your convenience to see if there is a way you could purchase fill dirt at our contract prices.

I hope your project is a success. Let me know if you have any questions.

Yours very truly,

Joseph Morahan, SR/WA
Director of Property Management

JM:djw

xc: Mike Segrest, Acting Director, P.A.R.D.
R. L. Hancock, Director, Electric Department

City of Austin, Texas

INTER-OFFICE

D...E

October 3, 1978

TO: Mr. Joseph Morahan
Director Property Management

SUBJECT: Request for Study of Lighting at Corner
of 14th and Waller Street.

Your communication to Mr. Peter J. Fears regarding improvements on City - owned property at East 14th and Waller Streets was forwarded to the Electric Department for investigating lighting in this area. The lighting department has made a survey of this area and additional lighting can be installed on 14th Street between Olander and Waller and on Waller Street at mid block between 13th and 14th Street. There is an existing street light on the corner of 14th & Olander and at 14th & Waller. The Electric Department can make these installations if above meets with your approval.

If you have any further questions, please contact this office.

RECEIVED


OCT 4 1978

PROPERTY MANAGEMENT

xc: C. E. Moore

81-
1491

FROM: H. L. Peterson
Assistant Director, Electric Util

SIGNED: 

MEMORANDUM

12. Moore
-2930
TO: H. L. Peterson, Assistant Director, Electric Utility
SUBJECT: Lighting at the Corner of 14th and Waller Streets

Attached you will find a copy of your memo dated October 3, 1978 and a recent letter from Mr. Peter J. Fears regarding the above subject.

Please proceed with the installation of these lights at the corner of 14th and Waller Streets. We would also appreciate your advising this department as to when to expect the completion of this project.

Thank you.

Joseph Morahan, SR/WA
Director of Property Management

PROPERTY MANAGEMENT DEPARTMENT

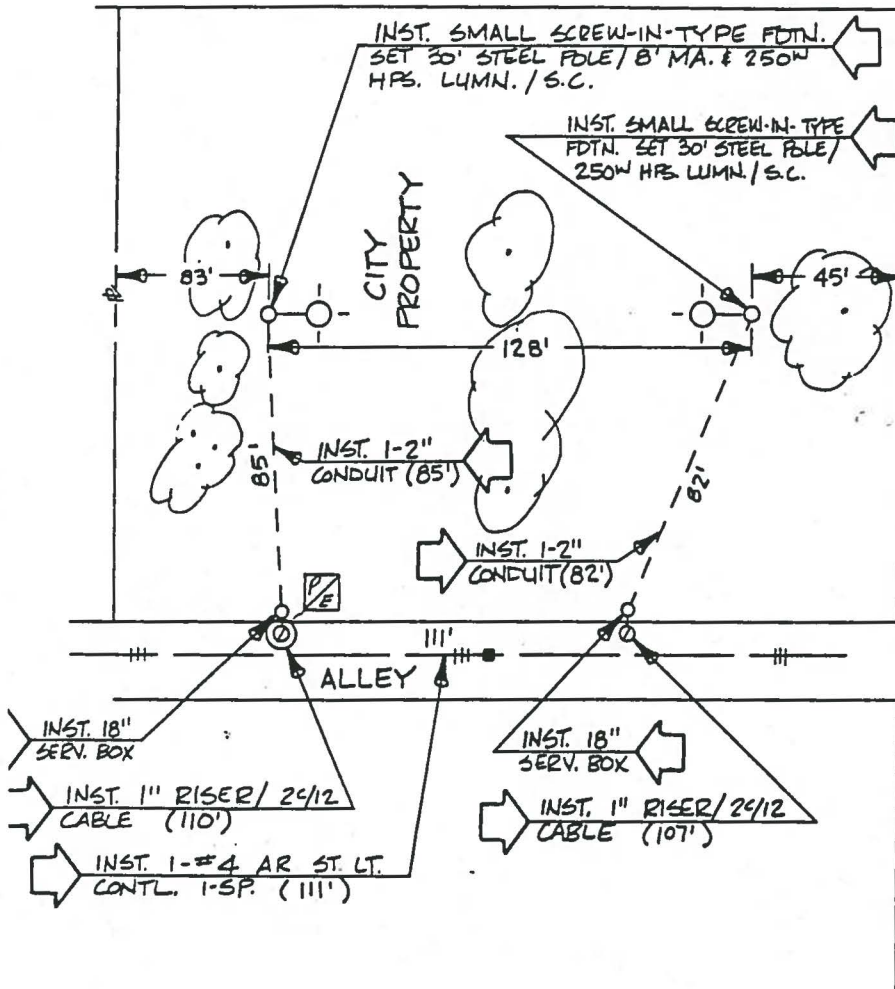
September 18, 1979

JM:rdf
Attachments

- NOTE -
FOR LOCATION OF
UTILITIES USE 1-CALL.

WALLER ST.

E. 14TH ST.



WALLER ST.

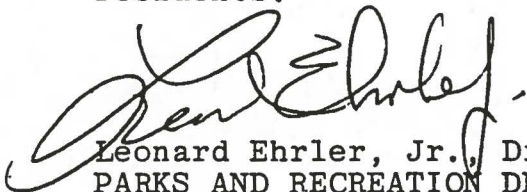
UTILITIES EAR <input type="checkbox"/> SEE NOTE <input checked="" type="checkbox"/>		POLES INST. RM. <input type="checkbox"/>	ANCHORS EXPANSION <input type="checkbox"/> TUBECO <input type="checkbox"/> SLUG-LOG <input type="checkbox"/>	NORTH <input type="checkbox"/> SOUTH <input checked="" type="checkbox"/> EAST <input checked="" type="checkbox"/> WEST <input type="checkbox"/> HOT <input type="checkbox"/> COLD <input type="checkbox"/> WIND SET <input type="checkbox"/>	PAGE:
CITY OF AUSTIN ELECTRIC DEPARTMENT					W.O. NO.: 305100
CO. E CO. C EMENT: YES / NO WN URBANSKY GED 74 E 9-25-89 CKED	ADDRESS E. 14 TH & WALLER ST. ST. LT. INST. 2-30" STEEL POLES / 250W HPS. LUMN. REQ. BY ADDRESS OWNER CIT. - TPSPD DATE				PH. OFF. PH. HOME PH. PH. DATE 10/2/89



MEMORANDUM

To: Bill Richardson, Property Agent II, Public Works
From: Leonard Ehrler, Jr., Director, Parks and Recreation
Date: September 14, 1982
Subject: Disposition of City Property P-73

The Parks and Recreation Department has been in contact with representatives of the Swedish Hill neighborhood to determine their interest in maintaining this property as a community park and meeting place. The neighborhood has expressed a continuing commitment to use and maintain the area with the recognition that it is not a dedicated city park and is not to be maintained by the Parks and Recreation Department. With this understanding, the Parks and Recreation Department recommends that property P-73 not be sold but remain in its current status as an informal meeting and play area for local residents.



Leonard Ehrler, Jr., Director
PARKS AND RECREATION DEPARTMENT

LE:SS:cc

RECEIVED

SEP 20 1982

PROPERTY MANAGEMENT



MEMORANDUM

TO: Mayor and Council Members

FROM: Michael J. Heitz, AIA, Director
Parks and Recreation Department

DATE: September 25, 1995

SUBJECT: Recommendation regarding "Swede Hill Park"

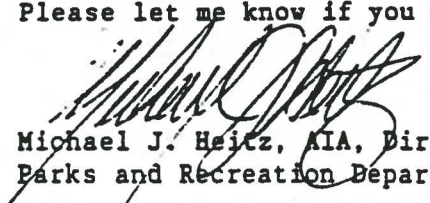
At their regularly scheduled meeting on September 12, 1995, the Parks and Recreation Board considered the request of Mike Tolleson, resident of the Swede Hill neighborhood, to recommend to Council not to allow Jo Baylor, developer, to build affordable housing on the site at East Fourteenth Street and Waller, which has been known as "Swede Hill Park" or the "East Fourteenth Community Park," but to allow the neighborhood to maintain it as parkland.

Jesus Olivares, Deputy Director, stated the Department had no recommendation at this time.

Phil Friday moved to recommend to Council that "Swede Hill Park" be maintained as a park. Rocky Medrano seconded the motion.

The vote was 7-0.

Please let me know if you need additional information.


Michael J. Heitz, AIA, Director
Parks and Recreation Department

MIKE TOLLESON & ASSOCIATES, INC.

A PROFESSIONAL LAW CORPORATION

ATTORNEYS AT LAW

2106 EAST MARTIN LUTHER KING, JR. BLVD.

AUSTIN, TEXAS 78702

(512) 480-8822

FAX (512) 479-6212

September 12, 1995

Mr. Phil Friday
Chairman, Parks Board
Citizen's Planning Commission

Re: Swede Hill Park

Dear Mr. Friday:

On behalf of the Swede Hill Neighborhood Association, I wish to bring to your committee's attention a situation which has resulted in a conflict between the proponents of "affordable housing" and "neighborhood parks".

The Swede Neighborhood, located in East Austin, is bordered by IH-35, Navasota, MLK and East 12th Street. It consists of about 85 houses and approximately 180 people. The City of Austin owns four contiguous residential lots located in the center of the neighborhood at Waller and 14th Street, which were bought in 1964 for \$15,000 as part of a plan to build an East-West thoroughfare which was later abandoned. In 1978, the then-City Manager agreed to allow the neighborhood to use the lots as a park, although the land was never dedicated as park space and transferred to Parks and Recreation. There are memos in the City Real Estate Office documenting this agreement. Over the past 17 years the City has installed special lighting, built a gazebo (no longer standing) and mowed and maintained the property. The City Zoning Map shows it as a "Park".

Our neighborhood association is prepared to officially take on the maintenance and development of this property under a lease or purchase agreement with the city. However, just before we approached the City to begin a negotiation, the Housing Finance Department, working in tandem with Eric Mitchell and a private real estate developer, Jo Baylor (also Republican candidate for Congress), began a movement to transfer the property to Ms. Baylor provided she build "affordable housing" on the property (Her definition of affordable priced housing is \$70-80,000 zero-lot-line townhouses.) With only five days notice, the neighborhood convinced the Housing Sub-Committee of the Council to postpone voting until their October meeting, at which time they may vote it down or pass the issue to the full City Council.

Eric Mitchell and Jo Baylor argue that Austin needs more "affordable housing", and that this will be a model project designed to inspire more construction of similar projects, and that this is the only suitable tract they can find to build it on due to economy of scale, etc. The City Housing Department is further motivated because it can trade the lots to Ms. Baylor for lots she owns which will serve as a site for some Bergstrom houses.

The neighborhood opposes the plan for the following reasons:

1. The park is in the heart of the neighborhood and is a beautiful site covered by large old oak trees. It is an invaluable amenity to the entire neighborhood.
2. There are many other vacant lots in the area which need houses on them.
3. The park site is adjacent to a national historic district, which contains a number of older homes. We are concerned that the \$80,000 townhouses will not be compatible architecturally.
4. Most of the property in the area is appraised by the tax district at \$25-45,000, and \$80,000 homes would start a movement toward tax increases which could eventually make a number of existing owner-occupied homes unaffordable by present owners or tenants.
5. Our neighborhood is undergoing a revitalization on its own without this type of infusion of capital. In recent months, abandoned houses have been bought and renovated, lots have sold, and a hotel project is scheduled for development.
6. We believe the City is ethically obligated, if not legally, to negotiate first with the neighborhood group before arbitrarily transferring the property to the first developer to come along.

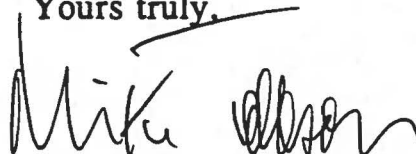
I present this information to support our request that your committee recognize this as an opportunity to preserve a very valuable and long-standing neighborhood park and to lend your support to our cause with a letter of

MIKE TOLLESON & ASSOCIATES, INC.

recommendation to the City Council and an appearance at a City Council hearing, should one occur.

Any and all efforts of support will be greatly appreciated.

Yours truly,

A handwritten signature in black ink, appearing to read "Mike Tolleson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike Tolleson
President,
Swede Hill Neighborhood Assoc.

MT/rh

MIKE TOLLESON & ASSOCIATES, INC.

A PROFESSIONAL LAW CORPORATION

ATTORNEYS AT LAW

2106 EAST MARTIN LUTHER KING, JR. BLVD.

AUSTIN, TEXAS 78702

(512) 480-8822

FAX (512) 479-6212

August 7, 1995

Larry D. O'Neal
Real Estate Services Division
City of Austin
One Texas Center
505 Barton Springs Road
Austin, TX 78701

Via fax and mail

RE: Four City Lots Located at 14th and Waller St.
(905-911 East 14th St.)

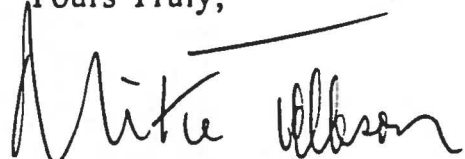
Dear Mr. O'Neal,

As President of the Swede Hill Neighborhood Association I wish to propose that the City of Austin lease the above referenced lots to the Swede Hill Neighborhood Association, a Texas non-profit corporation, with the understanding that the lots will be maintained as a neighborhood park.

As you know from reviewing City records, an informal arrangement was made between the City Manager and a Swede Hill Neighborhood group in 1978 whereby the neighborhood used the property as a park and various improvements were made. By the early 90's, the current neighborhood residents were continuing to actively use the property as a park on a very informal basis and as a site for neighborhood events and picnics such as the Neighborhood Night Out Program. In early 1995, we formed the Swede Hill Neighborhood Association as a Texas non-profit corporation for the purpose of raising money and formally organizing the neighborhood so it could more systematically take on projects like park maintenance. Now that other groups have discovered this property and want it for other purposes, we feel the time is right to officially secure and preserve its use as a neighborhood park.

I would like to meet with you at your earliest convenience to discuss terms and conditions whereby our association could acquire the property from the City either by lease or otherwise. Please let me know when this would be possible.

Yours Truly,



Mike Tolleson
President

Swede Hill Neighborhood Assoc.



MEMORANDUM

TO: Parks Board Members

FROM: Kendall Moss, Deputy Director
Parks and Recreation Department

DATE: July 22, 1997

SUBJECT: Re-Zoning Knights of Columbus Tract Next to Zilker Park

The Knights of Columbus organization, owner of a 4 acre tract next to Zilker Park, is requesting their land be re-zoned from Limited Office with a Conditional Overlay (LO-CO) to Multifamily 3 (MF-3). The Parks and Recreation Department is concerned about the impact on the park.

The Knights of Columbus land is at the intersection of MoPac and Columbus Drive on the west side of Zilker park (see Map). It adjoins the McBeth Recreation Center, which specializes in programs for special populations.



Limited Office zoning is intended for offices predominantly serving neighborhood or community needs. Site development regulations and performance standards are intended to ensure that uses will be compatible and complimentary in scale and appearance with their surroundings. Currently, the small Knights of Columbus office is on the tract and is used by a limited staff. The impact on the McBeth Center and Zilker Park is minimal.

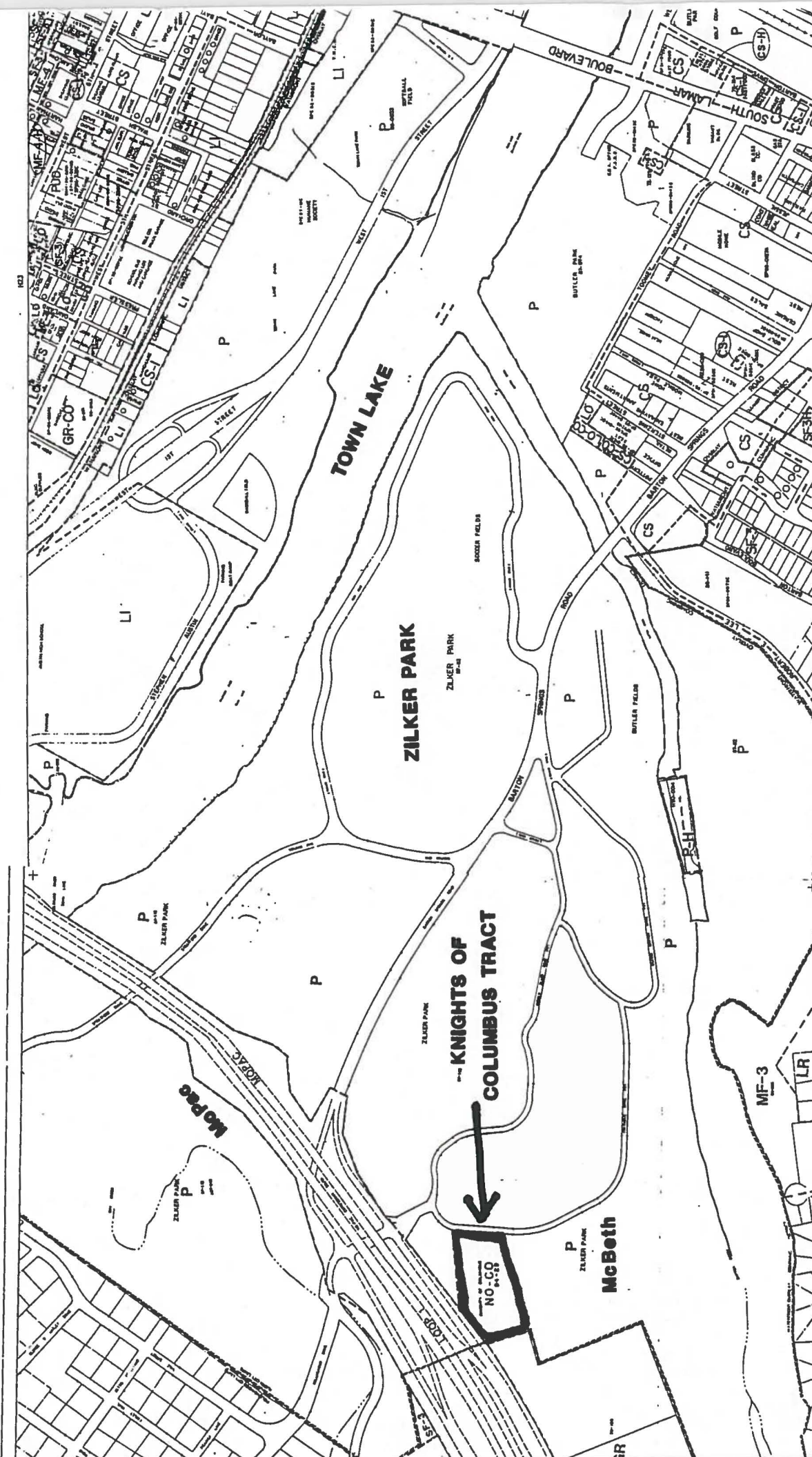
Multifamily 3 zoning is intended to accommodate multifamily use with a maximum density of 36 units per acre. Typically, M-F 3 developments are multi-level apartments.

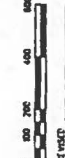

The impact of M-F 3 zoning on the western section of Zilker Park would alter the character of the park. Already, office towers, both existing and another under construction, overlook the park. Apart from the visual impact, the possibility of over one-hundred residential units at the edge of the park would affect the sense of open space and result in greater traffic congestion at the western exit of the park.

Tentatively, the zoning case will be heard by the Planning Commission on August 26, and the City Council at a later date.

I recommend the Parks Board consider the zoning request and its impact on Zilker Park and submit a recommendation to the Planning Commission.

  for
Kendall Moss
Deputy Director





0 200 400 800
FEET

LEGEND

- ZONING BOUNDARY
- PUBLIC CASE BOUNDARY
- SINGLE FAMILY RESIDENCE
- DUPLEX
- TRIPLE
- FOURPLE

ZONING DISTRICTS

701102